



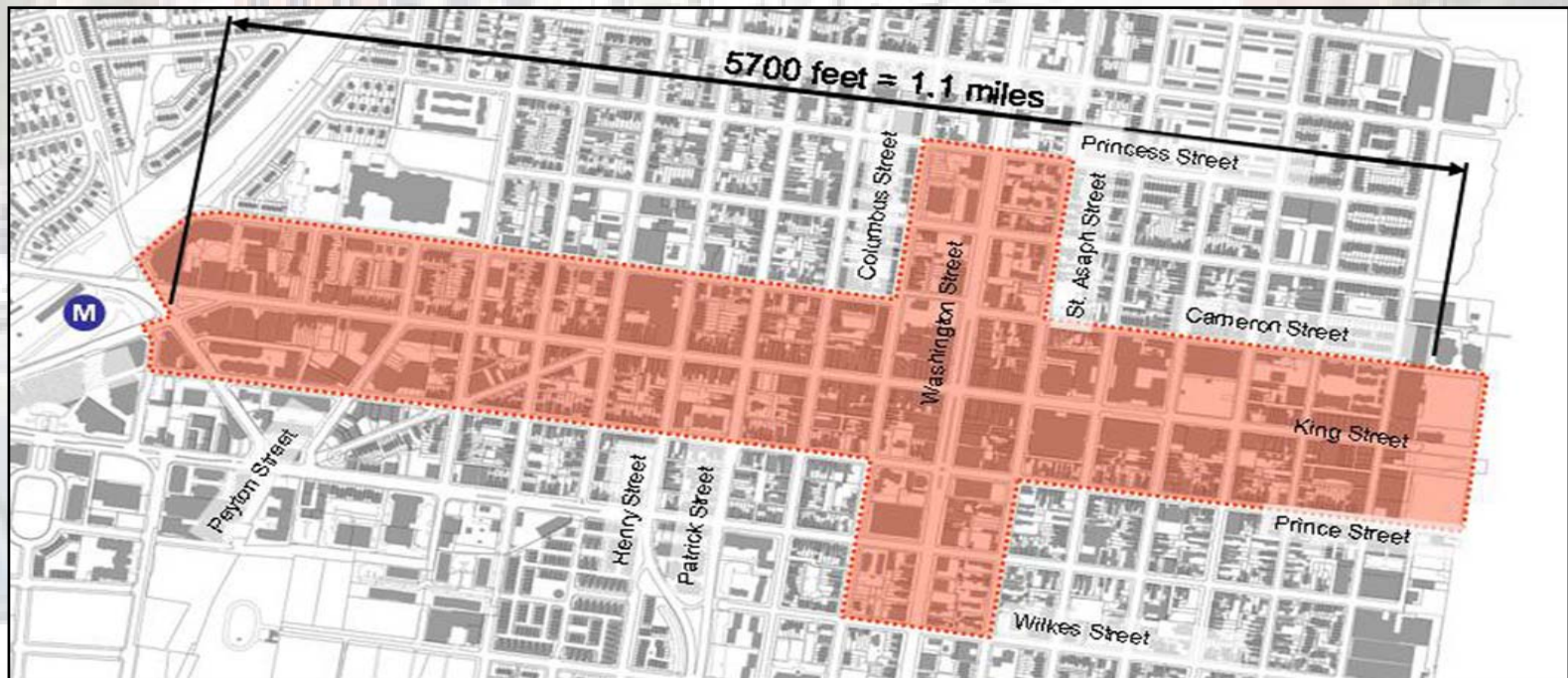
Expansion of the Old & Historic Alexandria District

March 8, 2006

Public Forum
Upper King Street Area

Historic District - Model for Urban Livability

- Old & Historic Alexandria District Sets the Example
 - For City Wide Development
 - For other Jurisdictions Nationwide
- Human Scale Block Size
- Workability/ Pedestrian Activity/Transit-Oriented
- Mixed Use/ Urban Village/Architectural Variety



Upper King Street

The
Preservation of
Alexandria's
Diverse History
and Culture
Establishes the
Unique Urban
Setting



Defines our Culture & Character

Provides Lessons that Guide the Planning for the Future

Establishes a Model for new Urban Livability

Planning & Zoning Initiatives Underway

Expansion of the locally regulated Historic Districts

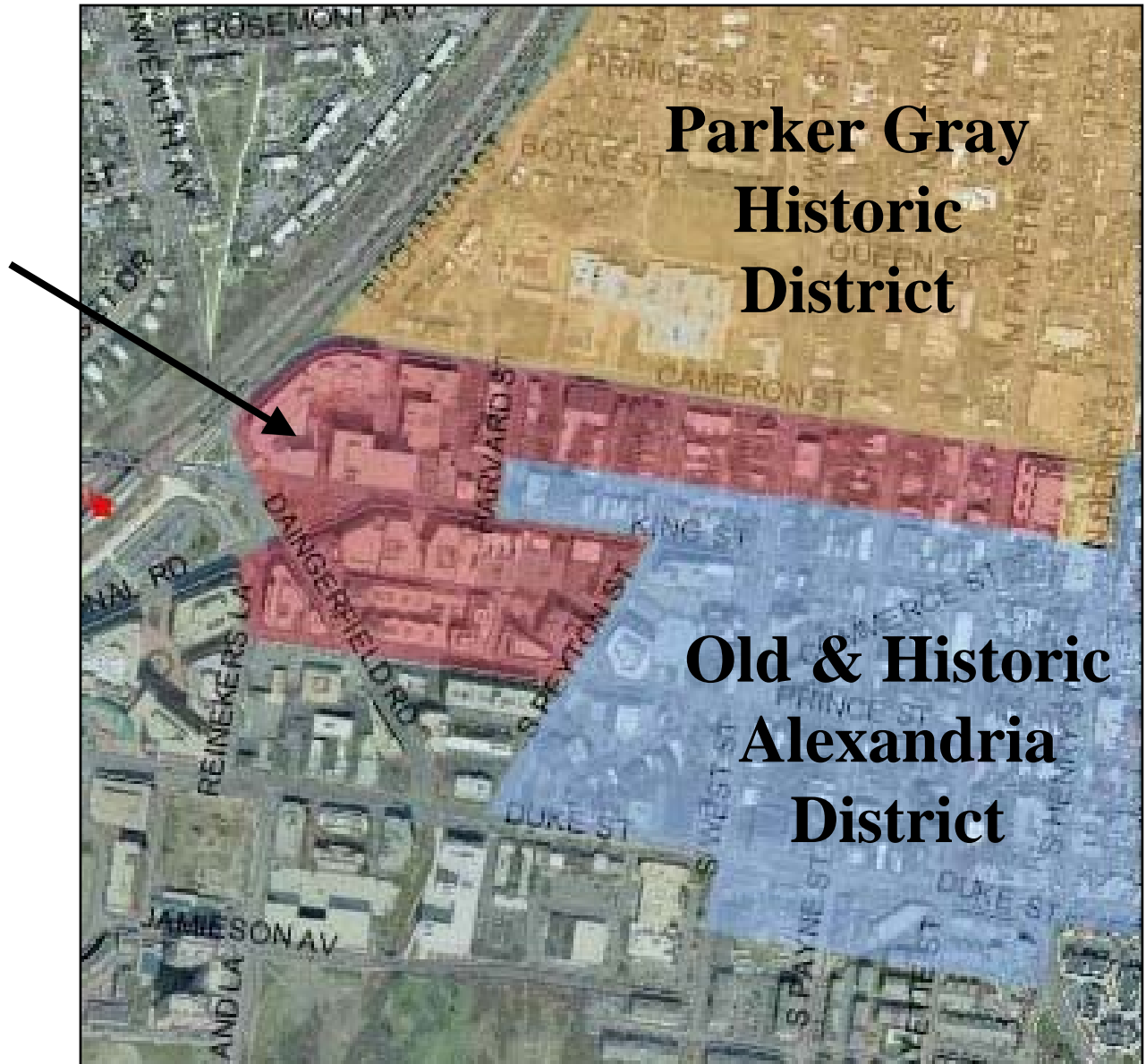
- Upper King Street: Spring 2006
- Along Cameron Street, West of Patrick: Summer – Fall 2006

100 Year Old Buildings List: Fall 2006

Analysis of existing zoning regulations: Fall 2006

Original Study Area

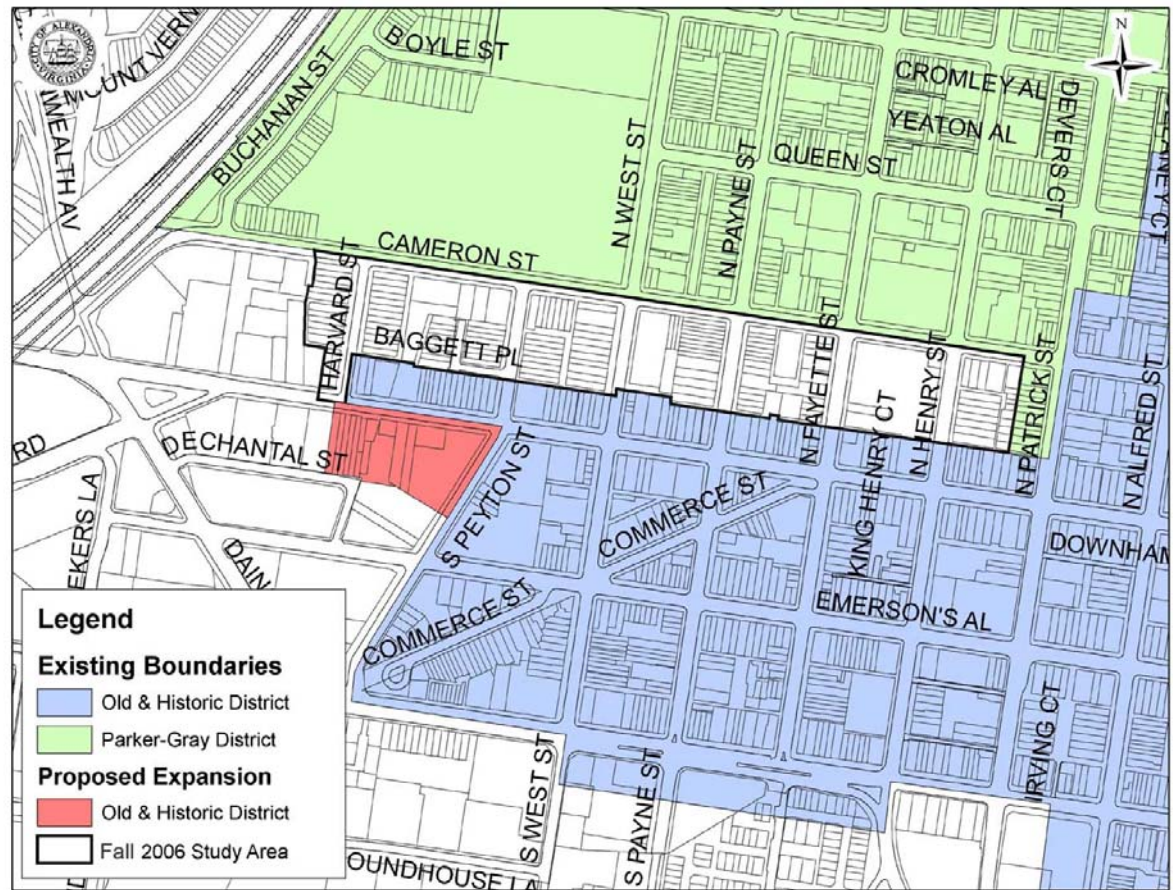
**Parcels not
included in an
Historic District**



Proposed Old & Historic Alexandria District Boundary Extensions

Upper King Street

- 1500 – 1614 King
- Encompasses historic buildings remaining on the block
- Other buildings date from 1980s – Present
- Cameron Street Area to be documented in Summer and Fall 2006



Process for Expansion of Old & Historic District Boundaries

- Survey Properties: Evaluate age and integrity
- Boundaries established: 1500 – 1614 King Street
- Prepared detailed documentation
- Discussions with property owners
- Public Meetings: March 15th BAR Meeting,
7:30pm, City Hall
- Planning Commission and City Council Public
Hearings – April 4th and April 22nd
- Adopt Zoning Map Amendment & Ordinance

Benefits of Historic District Expansion

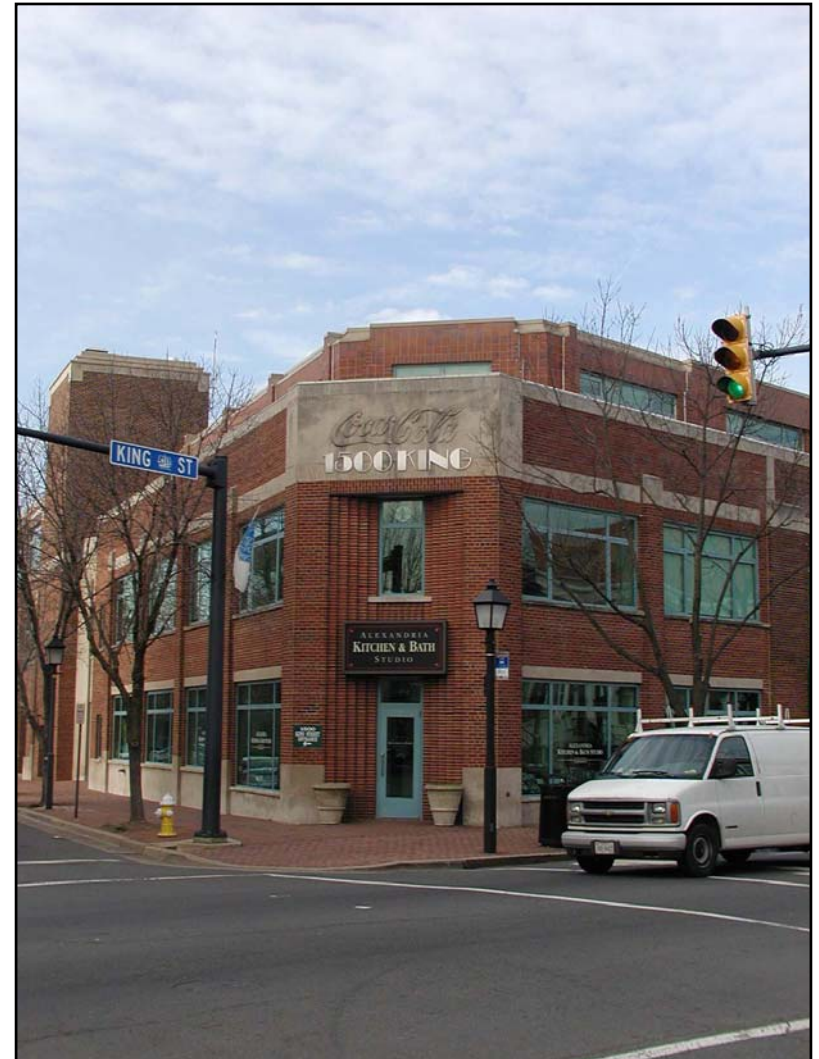
- Promotes the City Council's vision for the retention of unique urban villages
- Protects property owners and the City from inappropriate development
- Preserves the unique historical and architectural aspects of Upper King Street
- Provides for consistent review and known expectations for development and renovations for the entire historic King Street corridor

1500 King Street – Coca Cola Building



1500 King Street – Coca Cola Building

- Site of the Virginia House Hotel and Tavern
- Constructed in 1932
- Original façade on King, corner of King & Peyton open lawn
- Corner addition constructed 1945
- Renovated in 1983. Third floor added and converted to office and retail uses.



1506-1512 King Street



- Frame buildings on site destroyed by fire in 1890s
- Current building constructed in 1950s
- 2 stories retail and residential

1520, 1522, 1524 King Street

- Designated 100-Year Old Buildings
- Constructed 1850s
- Two Story brick with shed addition
- Will be removed from 100-Year Old Building List and incorporated in Old & Historic Alexandria District



1600-1602 King Street

- Constructed circa 1911
- Two story brick retail and apartments
- First construction of the Pentagon Park subdivision
- Demolished except for facade as part of development.
- Building façade to be retained and incorporated into development.



1604-1612 King Street

- Constructed in 1913 by Frederick and William Schuler. Possibly designed by William Leon Clark.
- First large development in Pentagon Park subdivision
- Used as rental housing, and sold in 1920s. Used as apartments, retail, and office.
- Finest and possible earliest example of “Washington Style” townhouses in the City.



1614 King Street



- Constructed in 1918 by William Wilkinson, City Police Sergeant. Designed by William Leon Clark.
- Remained in the Wilkinson family until 1970s.
- Good example of a “Washington Style” townhouse.
- Recent fire damage destroyed large portions of interior.



Next Steps

- Further discussions with property owners
- Upcoming Public Meetings:
 - March 15th BAR Meeting, 7:30pm, City Hall
- Planning Commission and City Council Public Hearings: April 4th and April 22nd
- Adopt Zoning Map Amendment & Ordinance
- Complete State Information Forms for City Records
- Update SHPO files, Zoning Maps, and other records